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Variance Continuance

TO: ZONING HEARING OFFICER

FROM: KEITH NEWMAN, PLANNER II *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: DECEMBER 9, 2020

SUBJECT: V20-02: 3XB LLC

STRATEGIC INITIATIVE: Exceptional Built Environment

Encourage developers to design and build attractive employment and industrial projects.

REQUEST

V20-02 3XB LLC: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Article 2.6 Employment Districts, Section 2.604 Site Development Regulations to reduce the side building setback adjacent to a residential zoning district from 75 feet to 48 feet 8 inches and to reduce the side perimeter landscape area adjacent to a residential zoning district from 25 feet to 8 feet 9 inches within a fully screened outdoor service area. The subject property is located at 1312 N. Marvin Court and zoned Light Industrial with a Planned Area Development (PAD) Overlay.

RECOMMENDED MOTION

Move to continue V20-02 3XB LLC, to January 13, 2021.

APPLICANT

Company: Associated Architects
Name: Brian Johns
Address: 1356 E. McKellips Rd., Ste 101

OWNER

Company: 3XB LLC
Address: 1122 E. Eli Court Ste 101

Mesa, AZ 85203
Phone: (480) 964-8451
Email: brian@associated-architects.com

Gilbert, AZ 85295
Phone: (480) 861-4857
Email: 3xbllc@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 8, 2003</i>	Town Council approved Z03-7, rezoning 9.73 acres from (AG) Agricultural to (C-2) General Commercial and 38.41 acres from (AG) Agricultural to (I-1) Garden Industrial for property located west of Cooper Road and south of Baseline Road.
<i>September 7, 2004</i>	Town Council approved Z04-20 (Ordinance No. 1593) to rezone approximately 37.32 acres from (I-1) Garden Industrial to (I-1) Garden Industrial with a Planned Area Development (PAD) overlay for property located approximately 700 feet west of the Cooper Road and Merrill Avenue intersection.
<i>August 29, 2006</i>	The approved Final Plat for the Fuller Commercial Center II was recorded with the Maricopa County Recorder's Office

Overview

3XB LLC is a proposed warehouse/office development located on a .90 acre lot at 1312 N. Marvin Ct. (lot 24), within the Fuller Commercial Center II subdivision. The applicants request is for a variance to reduce the side building setback adjacent to a residential zoning district from 75 feet to 48 feet 8 inches and to reduce the side perimeter landscape area adjacent to a residential zoning district from 25 feet to 8 feet 9 inches within a fully screened outdoor service area. The site is zoned Light Industrial (LI) with a Planned Area Development (PAD).

Staff is recommending a continuance of this case to the January 13, 2021 Variance public hearing due to the Applicant's failure to comply with public notification requirements per Land Development Code Article 5.205.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial (I)	Light Industrial (LI)	Vacant land
South	Residential > 5 – 8 DU/Acre	Single Family-Detached (SF-D)	SRP canal - 38' wide, then single family homes
East	Industrial (I)	Light Industrial (LI)	Fat Fender Garage
West	Industrial (I)	Light Industrial (LI)	Capital Weld Cleaners
Site	Industrial (I)	Light Industrial (LI)	Vacant

STAFF RECOMMENDATION

Move to continue V20-02 3XB LLC, to January 13, 2021.

Respectfully submitted,



Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

V20-02: 3XB LLC
Notice Attachment 1 - Notice of Public Hearing/Vicinity Map

VARIANCE HEARING DATE:

Wednesday, December 9, 2020* TIME: 5:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

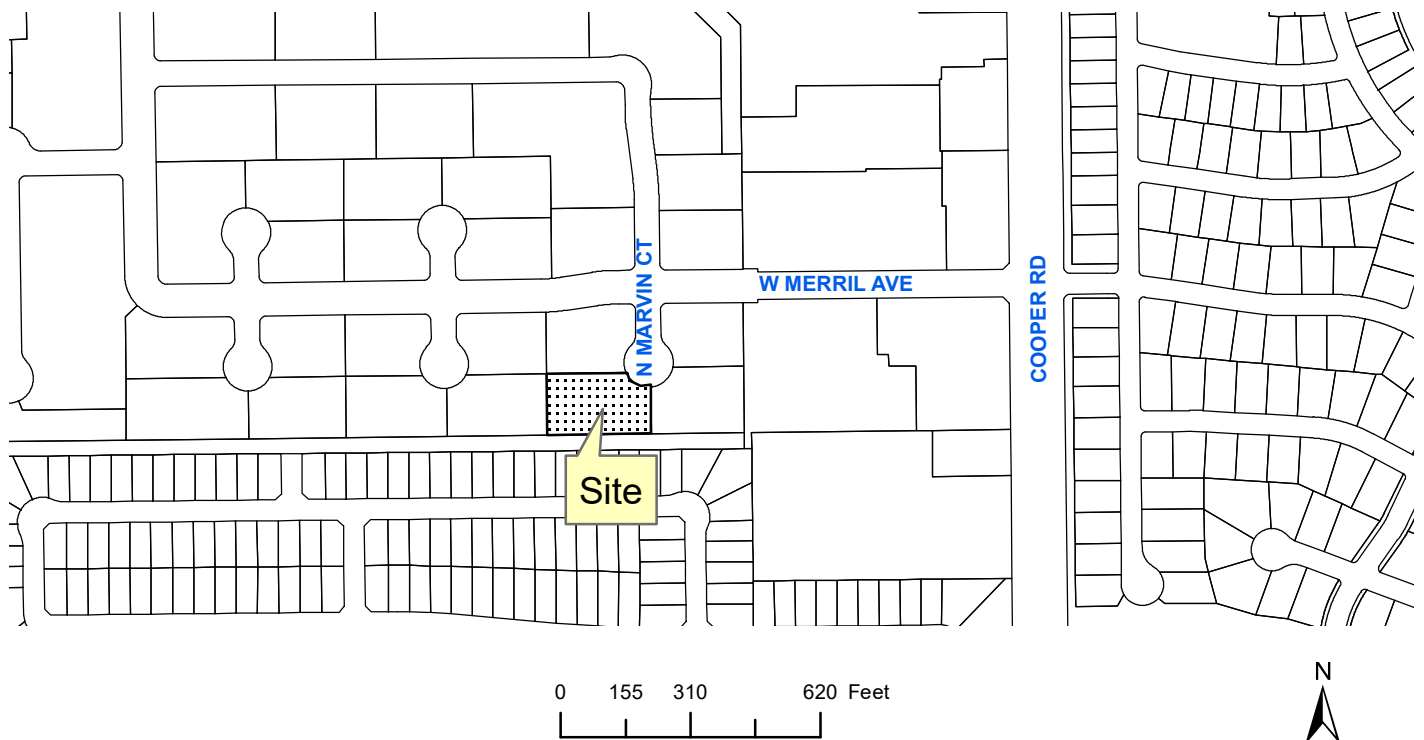
***Call Planning Division to verify date and time: (480) 503-6812**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

V20-02 3XB LLC: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Article 2.6 Employment Districts, Section 2.604 Site Development Regulations to reduce the side building setback adjacent to a residential zoning district from 75 feet to 48 feet 8 inches and to reduce the side perimeter landscape area adjacent to a residential zoning district from 25 feet to 8 feet 9 inches within a fully screened outdoor service area. The subject property is located at 1312 N Marvin Court and zoned Light Industrial (LI) with a Planned Area Development (PAD) Overlay.

SITE LOCATION:



APPLICANT: Associated Architects
CONTACT: Brian Johns
ADDRESS: 1356 E McKellips Road, Suite 101
Mesa, AZ 85203

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E-MAIL: brian@associated-architects.com